

EXECUTIVE SUMMARY

Section 1.0

Draft
September 2011



“Remember the Past, Challenge the Future”

City of Lake Forest’s Motto

OVERVIEW

1.1

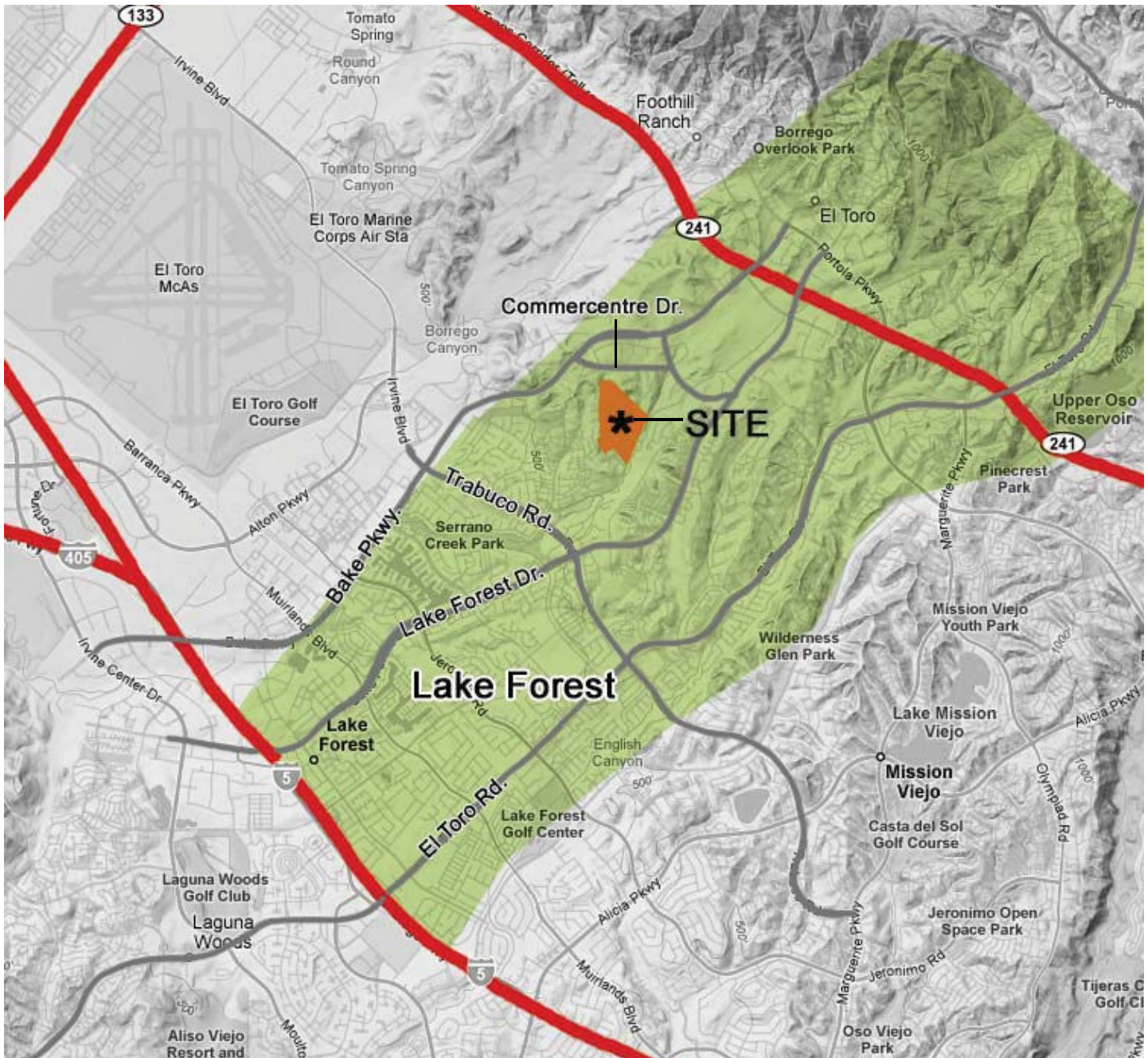
The Serrano Summit Area Plan is a comprehensive plan for the development of approximately 98.9 acres located within the City of Lake Forest, California. Serrano Summit is located north of existing residential uses in Serrano Highlands, south of Commercentre Drive and existing industrial uses at the current terminus of Biscayne Bay Drive, east of Bake Parkway, and west of Serrano Creek. Vehicular access to the site is available via both Indian Ocean Drive and Biscayne Bay Drive. The regional and local context of Serrano Summit is illustrated on Exhibit 1-1, “Regional Location Map,” and Exhibit 1-2, “Vicinity Map.”

Serrano Summit provides for development of a new community of residential neighborhoods combined with parks and recreation areas, neighborhood gathering places, a new Civic Center site, and existing and future Public Facilities.



View from Project Site Looking Northeast at Saddleback Mountains





PURPOSE OF THE AREA PLAN

1.2

The Serrano Summit Area Plan establishes the regulations and guidelines which will govern development of Serrano Summit. The Area Plan implements the City of Lake Forest General Plan goals and policies established for the project area and establishes the zoning regulations for the community. Where the regulations of the Area Plan vary from the City of Lake Forest zoning regulations for the project area, the provisions of the Serrano Summit Area Plan shall prevail.

COMMUNITY VISION

1.3

Serrano Summit is a 98.9-acre master planned community located in the northwest portion of Lake Forest, California. This elevated setting has long range views to the west and south, where the Pacific Ocean is visible on a clear day. The site is located immediately adjacent to the Serrano Creek and regional trail – its most prominent natural feature from which the community derives its name and primary thematic inspiration.

Community Design Goals and Principles

Serrano Summit has been planned based on the fundamental principles of good community form, a logical pattern of organization, and the site's unique natural form givers. To ensure the successful interpretation and implementation of these ideas, the community design goals and principles have been distilled down to the following four primary principles:

- Create a Distinctive Place
- Connect With Nature
- Capture Views
- Provide a Social Heart

Create a Distinctive Place

Enhance the intrinsic value of the community through creation of distinctive, quality neighborhoods that differ from the disconnected subdivision models of the recent past. Promote design in architecture, landscape and neighborhood planning to establish a visually exceptional environment. Create long term value and community pride for future residents and homeowners and the City of Lake Forest.

Connect With Nature

The open space near the site is viewed as a valuable - and value-added - amenity that should be connected to the community's daily life and identity.

Capture Views

Orient all structures and public spaces to take the greatest advantage of the long range views available from the site.

Provide a Social Heart

Establish a community-wide armature of public activities, active and passive parks, and engaging places that provide opportunities for recreation and private reflection. Exhibit 1-3 provides a general organization diagram of the primary connections

between the community's destinations, and should be integrated in the design of all residential neighborhoods through the combined use of building orientation, a multi-purpose trail, paseos or sidewalks.

Major Framework Elements

To create a physical plan that manifests the community design goals and principles, a set of major framework elements and structures was established which defines critical relationships and organizing criteria. These broadly defined elements are:

Circulation and Site Design

Organize buildings and circulation based on the community's cross axial orientation (as shown on Exhibit 1-3, "Public Activities Linkage Diagram"). Maintain a predictable, logical and efficient grid pattern of organization that fits the shape and geometry of the project's development envelope.

Community Arrival Sequence

To enhance the experience of entering a unique and special place, implement the design elements and principles established by the Community Arrival Sequence Plan (as detailed on Exhibit 1-4).

The Central Spine Street / Iconic Building Placement

The design characteristics of 'B' Street have been developed to provide a pleasant walking experience along the prominent central spine of the community. Homes along 'B' Street will be oriented fronting the street and connecting front doors directly to the streets sidewalk.

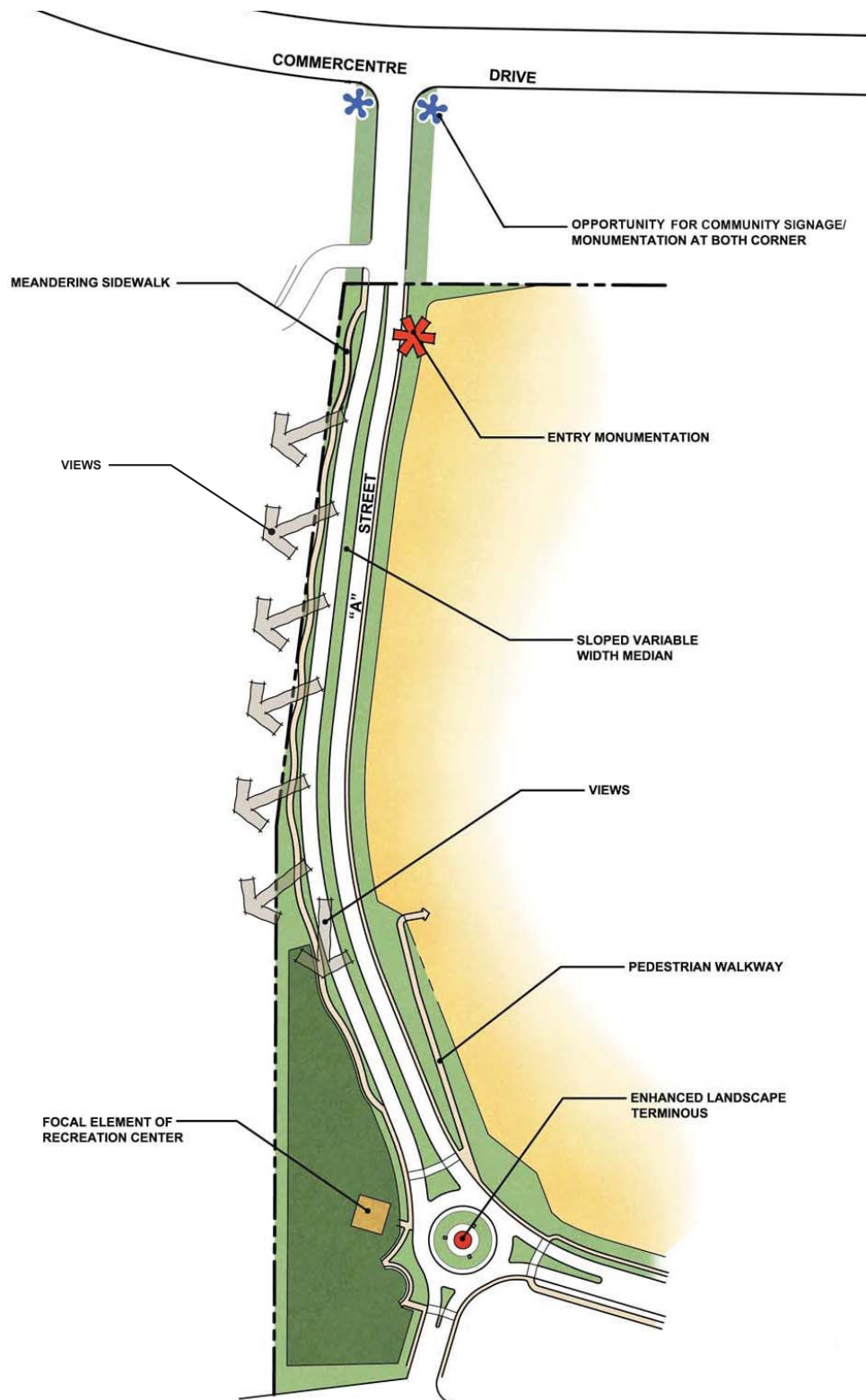
The visual terminus planned for both ends of the Central Spine Street will be established through the placement of public buildings. The Community Recreation Building is located at the western terminus of 'B' Street, while the eastern terminus serves as the location of the planned City of Lake Forest Civic Center (as depicted on Exhibit 1-5, "Master Land Use Plan"). Roundabouts at each end of 'B' Street will further add to the street's striking visual attraction in addition to providing traffic-calming benefits.



PUBLIC ACTIVITIES LINKAGE DIAGRAM

EXHIBIT 1-3





LAND USE

1.4

The Area Plan contains provisions which ensure that land uses are arranged in keeping with the guiding principles of design, as well as the geographical features and environmental character of Serrano Summit as follows:

- A human scale of development is planned, providing pedestrian connectivity within the community through paseos and pedestrian linkages.
- Providing an array of housing types that address a variety of market segments.
- Design of residential neighborhoods oriented to long views, parks and open space areas that promote an outdoor lifestyle with active and passive recreational opportunities for its residents.
- Residential neighborhoods located within easy walking distance to parks and open space areas.
- Public Facilities that provide services to the area, while sufficiently separated from the residential community.

Streets

Collector and local streets form the circulation system for the community providing for the efficient movement of vehicles through the community and via a system of pedestrian linkages. The project street system incorporates the following features:

- Streets that include expanded landscaped parkways and sidewalks separated from the street to create an intimate environment promoting alternative forms of transportation.
- Traffic calming features integrated into the design of the circulation system including two roundabouts to reduce traffic speeds.
- Bicyclists may use all public and private streets including 'A' Street, 'B' Street, 'D' Street (private), 'E' Street (private), and Indian Ocean Drive.

Residential Architecture & Site Planning

Serrano Summit will promote diverse and varied architecture combined with comprehensive site planning to produce the following:

- Residential neighborhoods designed with varied housing types and architectural styles.
- Streets linked together in a manner friendly to pedestrians while being accessible to bicycles and automobiles, that connect neighborhoods to parks, open space, public uses, and recreational areas.

Refer to Section 7, "Residential Design Guidelines," for a discussion of residential architecture permitted within the Serrano Summit boundaries.

Civic Center Architecture & Site Planning

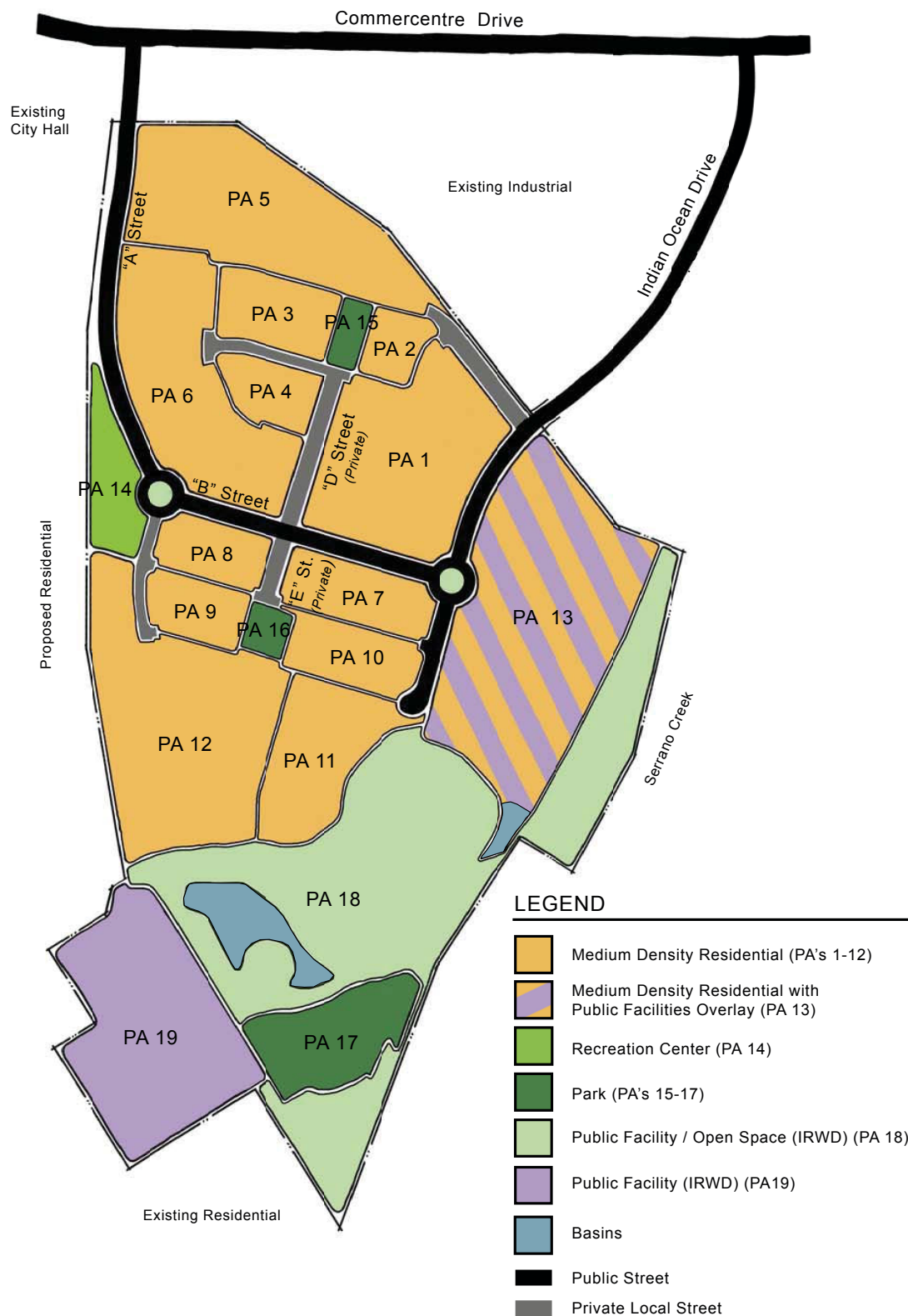
Serrano Summit includes a Civic Center on-site located within convenient access of project area residents by biking or walking.

- The Civic Center site will be easily accessible from Commercentre Drive via Indian Ocean Drive.
- The Civic Center will be designed to serve as the visual terminus of 'B' Street, which will be designed to create a sense of arrival.
- Provision is made for pedestrian linkages connecting the residential neighborhoods on-site with the Civic Center, and the Civic Center with nearby open space areas, and the Serrano Creek Trail.
- The Civic Center complex will provide gathering space(s) for social interaction.

Sustainable Design

Serrano Summit is designed as a community founded on the principles of sustainable design. Sustainable features of Serrano Summit shall promote the following:

- The use of climate-appropriate plant materials and non-invasive ornamental landscape materials utilized as the primary plant materials for streetscape, public open space and trail.
- Residential development connected to the open space areas within the community by linkages promoting walking and bicycling as a feasible alternative to automobile travel.



- Canopy trees utilized in public areas such as parkways, medians, and the public parks to provide shade and natural cooling.
- The use of reclaimed water to irrigate public parks, neighborhood edges, and other common landscape areas.
- Utilization of energy efficient appliances addressing conservation of electricity.
- Recycling of construction materials.

- Reduce water usage by using California-friendly plant materials and recycled water.

SERRANO SUMMIT IDENTITY

1.5

Regional site characteristics and formative elements of the Serrano Summit community include the following criteria:

- Physical characteristics of the site
 - ~ *Native vegetation (eucalyptus trees)*
 - ~ *Landform (hills, Serrano Creek)*
- Local history, heritage and commerce (ranching, agriculture)
- Sociology and culture (Spanish settlements, independent farming, small towns)
- Climate (semi-arid and strong sunlight most of the year)
- Historic and traditional building styles and forms of the region such as Monterey, Spanish Colonial, Santa Barbara and Adobe Ranch

Identifying elements of the thematic building styles are as follows:

- Monterey - rectangular plan form, symmetrical, front balcony, gable roof, stucco walls, board and batten shutters, square posts
- Spanish Colonial - one- and two-story volumes, simple, soft edge, exterior arches, rustic building materials, mostly stucco finished, tile roofing, decorative tile / wrought iron embellishments
- Santa Barbara - boxy, simple massing, one- and two-story stacked elements, recessed entry or covered porch, hip or intersecting gable roof, arches and arcades, balconies, decorative tiling, "S" shaped concrete roof tiles
- Adobe Ranch - simple, often "L" shaped, rectangular two-story massing, gable and shed roof forms, arches and arcades, recessed windows with shutters, painted brick or stone detailing

Other thematic criteria for the Serrano Summit community:

- Must have the ability to be translated to all unifying elements (buildings, walls, entry monumentation)
- Must be capable of modern translation (inclusion of attached garages and other market and code-driven features)
- Be compatible with the surrounding community and context

Below are the general community theme recommendations for Serrano Summit:

- Focus on early California "golden age" styles (up to pre-war era) rather than European transplants (Tuscan, French, English, Andalusian).
- Utilize rustic, natural materials, textures and interpretations rather than formal and refined.
- Colors should primarily be organic and earth toned hues, borrowing from the natural beiges, browns, greens and grays of the site's vegetation.
- Choose styles and elements that "blur" the separation between the indoor and the outdoor.
- Focus on "small town" rather than "big city" characterizations and references.
- It is important that a complete sensory separation begins at the transition between the industrial area to the north and entering the residential community — "you have arrived at a surprisingly different and distinct environment."
- Promote creation of public vista plazas and capture public and private viewscape opportunities, wherever possible.
- Maintain sensitivity of off-site views of Serrano Summit from the surrounding community.

DEVELOPMENT PLAN

1.6

The development plan for Serrano Summit is illustrated on Exhibit 1-5, "Master Land Use Plan." Land uses planned for Serrano Summit are described in the Land Use Summary, Table 4-1.

GOVERNING DOCUMENTS

1.7

Development of Serrano Summit will be governed by the following:

- The City of Lake Forest General Plan, which establishes policies governing land use, circulation, housing, recreation and resources, public facilities/growth management, and safety and noise.
- The City of Lake Forest Municipal Code (as of the date of approval of this Area Plan document), which governs development within the project area in instances where the Area Plan is silent on development standards and regulations.
- Title 9, Planning and Zoning, of the City of Lake Forest Municipal Code (as of the date of approval of this Area Plan document), except as otherwise specified by the Serrano Summit Area Plan.
- The Serrano Summit Area Plan, which includes a land use plan, open space plan, infrastructure plan, fuel modification plan, landscape concept plan, development regulations, design guidelines, and implementation procedures.
- The approved Serrano Summit Development Agreement, recorded in the Orange County Clerk's office on October 22, 2008 as document number 2008000486878, which establishes provisions for the development of Serrano Summit related to phasing of land use, timing of infrastructure and other public improvements, and provisions for infrastructure financing.
- Applicable subdivision provisions of the Subdivision Map Act.
- Retaining Wall Design Guidelines as approved by the City Council on June 15, 2010.
- Any and all previous and current Irvine Ranch Water District (IRWD) documents and approvals.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Serrano Summit as a private contract binding property owners with specific restrictions on the use of their property, and establishing a Homeowners Association (HOA) as a means of governance, revenue collection, and management of HOA functions.

AREA PLAN COMPONENTS

1.8

The Serrano Summit Area Plan is organized into the following sections in addition to Section 1, Executive Summary.

Section 2 - Introduction

The Introduction serves to acquaint the reader with:

- Area Plan goals and objectives;
- The project setting;
- A general description of the project proposal;
- The relationship of the Area Plan to the City of Lake Forest General Plan and the City's Municipal Code.

Section 3 - Existing Conditions

The physical setting for Serrano Summit is described in this section outlining the existing physical conditions within and around the project area.

Section 4 - Plan Elements

This section describes the land use planning areas and the acreage, density, and use within each planning area, as well as the system of parks, pedestrian linkages, and open space planned for the community.

Section 5 - Infrastructure & Services

This section provides conceptual plans and information on the community's backbone water, sewer, storm drain systems, and grading concept in addition to a discussion of public facilities provided and public utilities needed to serve the community.

Section 6 - Circulation

This section provides conceptual plans and information on the community's street and pedestrian linkage systems.

Section 7 - Residential Design Guidelines

The Serrano Summit Residential Design Guidelines are intended to direct the site planning and architectural quality of the development, which include:

- Community recreation and common facilities.
- Single family detached, enclave, single family attached, and multi-family homes.
- The use of green building techniques.

Section 8 - Civic Center Design Guidelines

The Civic Center Design Guidelines are intended to direct the site planning, landscape, and architectural quality of development on the 11.9-acre Civic Center parcel.

Section 9 - Landscape Design Guidelines

The Serrano Summit Landscape Design Guidelines are intended to direct the quality of the community landscape, including walls and fences, site furniture, signage, plant palette, fuel modification, and hardscape elements of the development.

Section 10 - Development Regulations

Regulations contained in this section will establish permitted and conditionally permitted uses for the community and the standards regulating the development of land uses within Serrano Summit. The relationship of the Serrano Summit Area Plan development regulations to the City of Lake Forest Municipal Code is also discussed.

Section 11 - Implementation

The Implementation section presents:

- The policies and procedures for the review and approval of specific development proposals, within Serrano Summit by the City of Lake Forest.
- The methods and procedures for interpreting and amending the Area Plan as necessary.
- The policies and procedures for the City of Lake Forest review and approval of specific development proposals within Serrano Summit.
- A summary of project financing and project maintenance responsibilities for new development within Serrano Summit.

Section 12 - General Plan Consistency

This section includes a discussion describing the relationship of the Serrano Summit Area Plan to the applicable policies of the City of Lake Forest General Plan.